

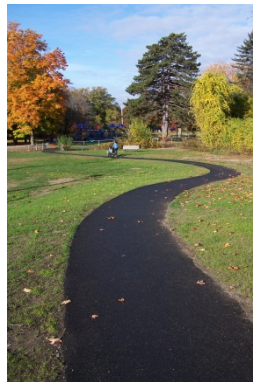
City of Newton

Department of Planning and Development

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FY16-FY20 CONSOLIDATED PLAN and FY16 ANNUAL ACTION PLAN

March 2, 2015



Introductions

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Eve Tapper, Acting Associate Director, Planning and
Development Department

Robert Muollo, Interim Housing Programs Manager

Judith Menon, Community Development Programs Manager

Lydia Scott, Community Development Planner

Danielle Bailey, Grants Manager

Alice Walkup*

Rieko Hayashi*

* Former staff members

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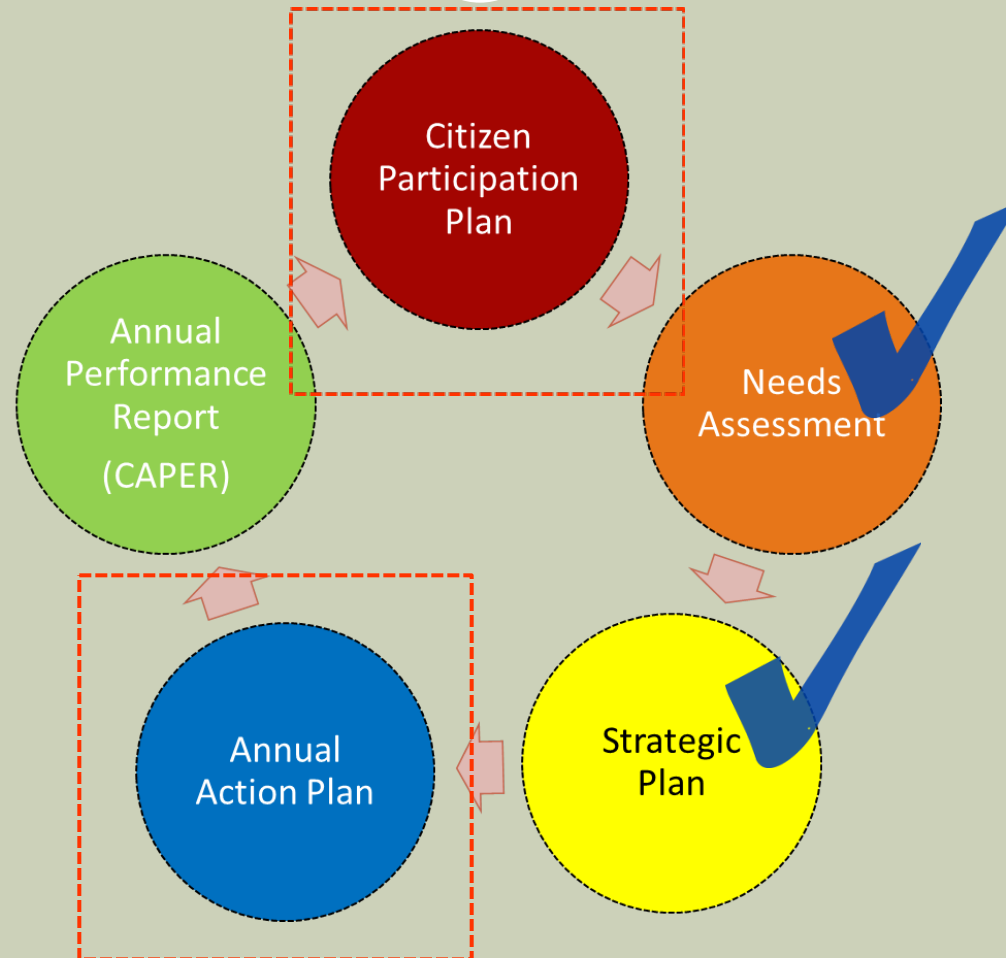
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* Former staff members

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Federal Grants

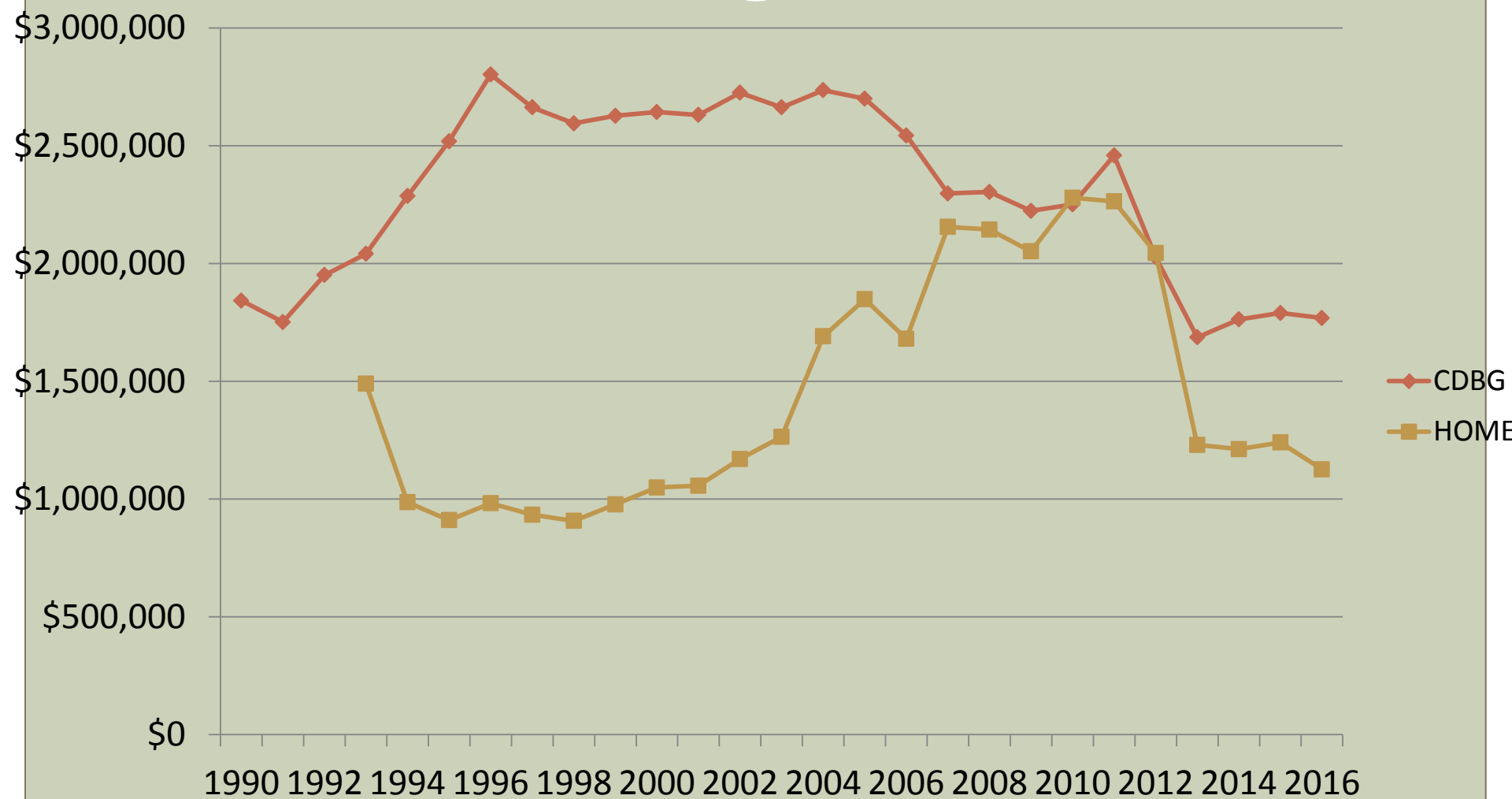
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Community Development Block Grant (CDBG)

- **All projects/activities** funded in Newton with this grant **must** be targeted towards assistance to low- and moderate-income residents
- The program's goal is to develop viable urban communities through
 - Decent housing (affordable, accessible housing)
 - Suitable living environment (infrastructure improvements)
 - Expanded economic opportunities (job training/creation)

Funding Levels Over Time

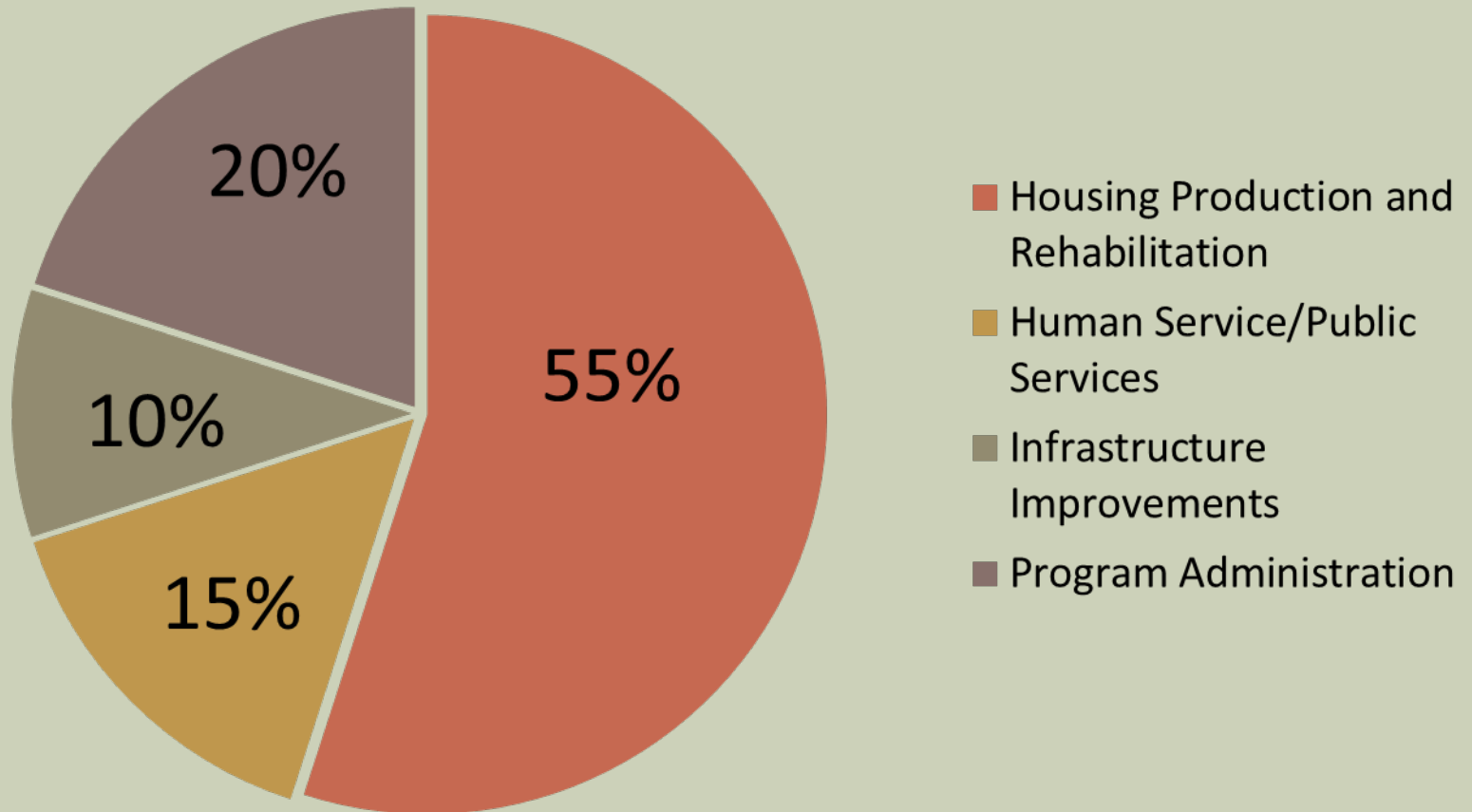
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Recommended CDBG Allocations, FY16-20

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Proposed Allocations



Overview: Process

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- Kickoff meeting in November 2013, in the 15 months since then...
- 15 public meetings to determine community needs and strategies to meet those needs
- Additional outreach: focus groups, Village Day etc.
- 24 meetings and discussions at Advisory Committees and Planning and Development Board
- Over 300 participants at public meetings
- 145 surveys returned, 25% from LMI individuals

Priority Needs

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- **Economic Development**

- Job Training
- Job creation and placement assistance

- **Human Service/Public Services**

- Children, Teens, Families
- Older Adults
- Persons with Disabilities

- **Infrastructure Improvements**

- Accessible curb cuts
- Traffic calming
- Parks and Open Space

- **Housing**

- More affordable units to meet goal of 10% of housing stock by 2021
- Housing Strategy
- Flexible funding source
- Permanent supportive housing for chronically homeless individuals with disabilities

HOUSING STRATEGIES

[illegible]

Key Questions

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- Overall affordable housing need
 - ✦ How do we do more with less?
- Needs within Low/Moderate Income population
 - ✦ Based on need, who should this housing serve?

Leveraging Federal Funding

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- **Newton's Existing Affordable Housing Tools:**
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership (HOME)
 - Community Preservation Act (CPA)
 - Inclusionary Housing Funds
 - Inclusionary Housing Ordinance

Target Populations

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- Low income households ($\leq 50\%$ AMI)
- Moderate Income households ($\leq 80\%$ AMI)
- Middle-income households (80 – 120% AMI)
- Homeless families
- Older adults
- People with disabilities

Housing Goal

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- By 2021, ten percent (10%) of City's housing stock will be eligible for inclusion on the State's Subsidized Housing Inventory
 - Approximately 800 net new units needed



Housing Strategies

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- Majority of FY11-15 housing strategies will be carried over into FY16-20 Con Plan:
 - ✦ Investments to increase supply for very-low income households
 - ✦ Create affordable housing development programs
 - ✦ Reduce regulatory and financial barriers
 - ✦ Continue fair housing compliance and education efforts
- Programs to be recapitalized:
 - ✦ First Time Homebuyer Program
 - ✦ Housing Rehabilitation Program
 - ✦ Tenant-based Rental Assistance Program (if pilot successful)

FY16 Proposed Actions

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- City-wide housing strategy
 - Strategies to achieve the 10% housing goal
 - Identify site(s) for 9-12 units of permanent supportive housing for chronically homeless individuals
- Rehabilitate 7 homeowner units / focus on accessory apts.
- Rolling applications for development projects
- Assist up to 6 first-time homebuyers
- Tenant-based rental assistance voucher
- Inclusionary Housing Funding Program Guidelines
- Re-initiate Affordable Housing Trust discussions

[illegible]

FY16 Human Service Grant Program

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- Human Service category capped at 15% of annual allocation
 - ✦ \$276,720 in FY16 (16% decrease from FY15)
- FY16 Human Service Grant application process
 - ✦ RFP issued in December 2014
 - ✦ 25 Applications received in January 2015
- Evaluation Criteria
 - ✦ Priority Human Service needs in Newton
 - ✦ Scoring sheet
 - ✦ Previous outcomes and results

Benchmarks for Success from the Social Genome Model

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Early childhood

Acceptable
pre-reading and
math skills
AND
Behavior generally
school-appropriate



Middle childhood

Basic reading and
math skills
AND
Social-emotional
skills



Adolescence

Graduates from high
school w/GPA ≥ 2.5
AND
Has not been
convicted of a crime
nor become a parent



Transition to adulthood

Lives independently
AND
Receives a
college degree or has
a family income
 $\geq 250\%$ of the
poverty level



Adulthood

Reaches middle class
(family income at
least 300% of the
poverty level)

FY16 Human Service Grant Program

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- Human Service Advisory Committee (HSAC)
 - ✦ Members of the HSAC met in February 2015
 - ✦ Recommended funding for 16 different organizations in support of 21 programs
- Transition to one-year grants from five-year grants
 - ✦ Changes to the RFP process allow for more flexibility & accountability
 - ✦ Emphasize program outcomes

Additional Human Service Strategies

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Priority Needs	Strategies
Ability to age in place	<p>Market rehab program to income-eligible homeowners to assist with bringing illegal & pre-existing accessory apartments up to code</p> <ul style="list-style-type: none">• Recent change in ordinance to legalize accessory apartments that existed before 1999 (from 1979) <p>Support human service programs that target older adults and adults with disabilities to allow them to age in place</p>

INFRASTRUCTURE IMPROVEMENTS



Infrastructure Improvements Proposal Process

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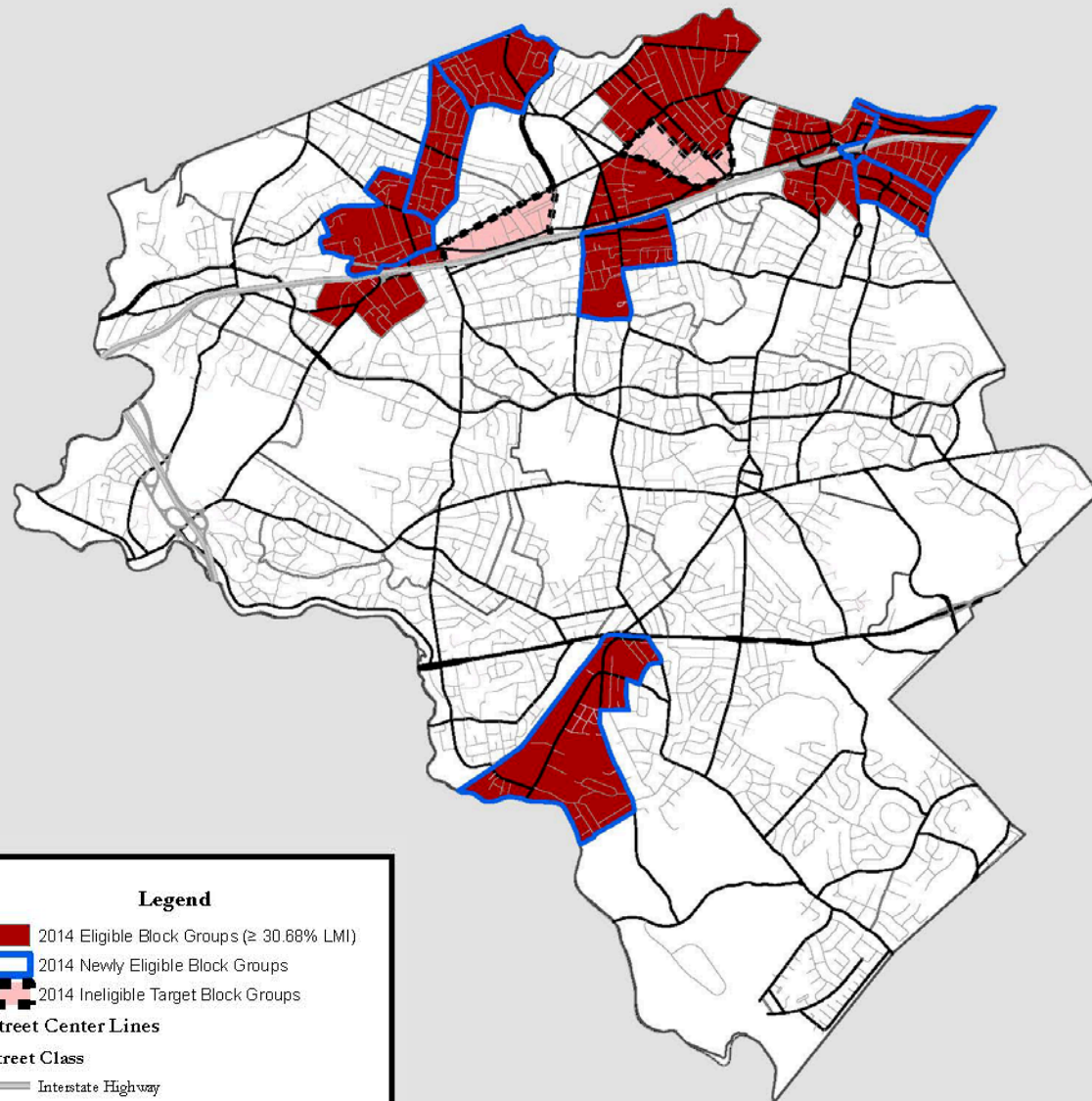
- **January 22nd & 29th:** Draft strategies for new committee presented at public meetings
- **Feb. 10th:** Strategy presented to P&D Board
 - ✦ Suggested combining accessibility and area-benefit projects
- **Feb. 24th:** Met with Newton Corner Advisory Committee
 - ✦ Suggestions to increase number of members and implement minimums for equitable funding across villages
- **March:** Will meet with other NACs

Changes to the areas of low- and moderate-income residents in Newton




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- HUD does not require target neighborhoods
 - ✦ Area benefit projects must show that the improvement will **serve** low- and moderate-income residents (LMI)
 - ✦ Newton created the “target neighborhood” process as a tool to concentrate funding in these areas
 - ✦ Tool no longer meets the needs of the target populations
- Overlap with projects completed with Accessibility funds
- Time for a change in the process to better meet the City’s needs for LMI

2014 HUD
LMI Block
Group
Eligibility








Legend

-  2014 Eligible Block Groups ($\geq 30.68\%$ LMI)
-  2014 Newly Eligible Block Groups
-  2014 Ineligible Target Block Groups

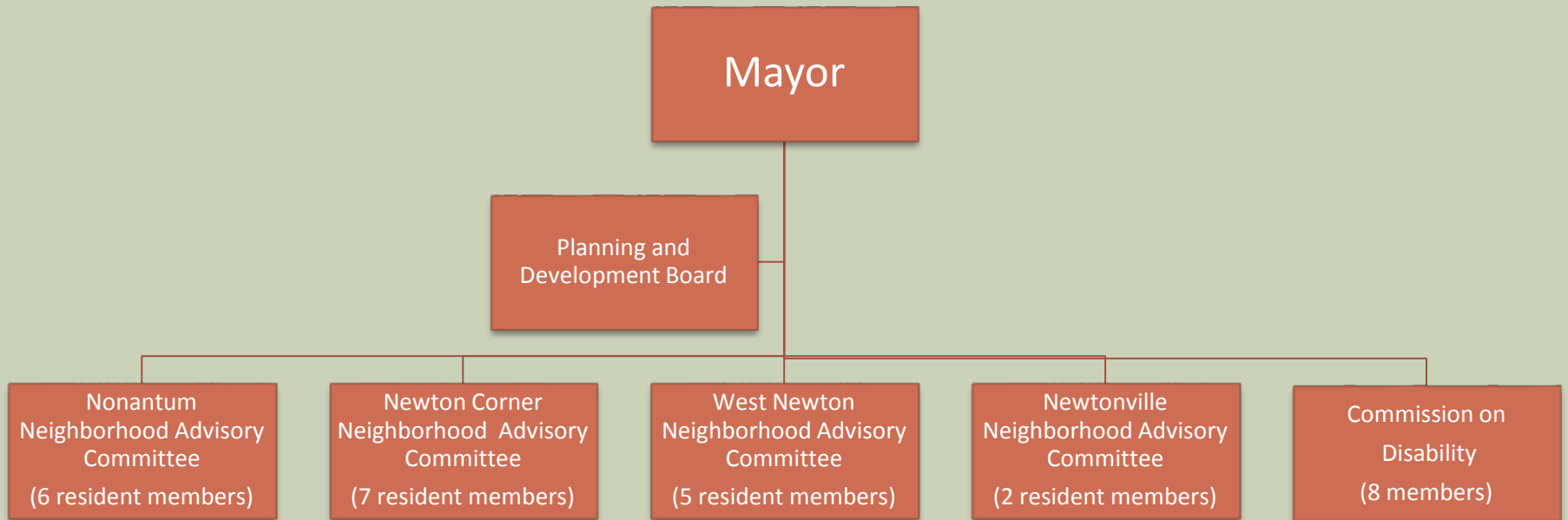
Street Center Lines

Street Class

-  Interstate Highway
-  Major Artery
-  Local Road
-  Private Street
-  Highway Ramp

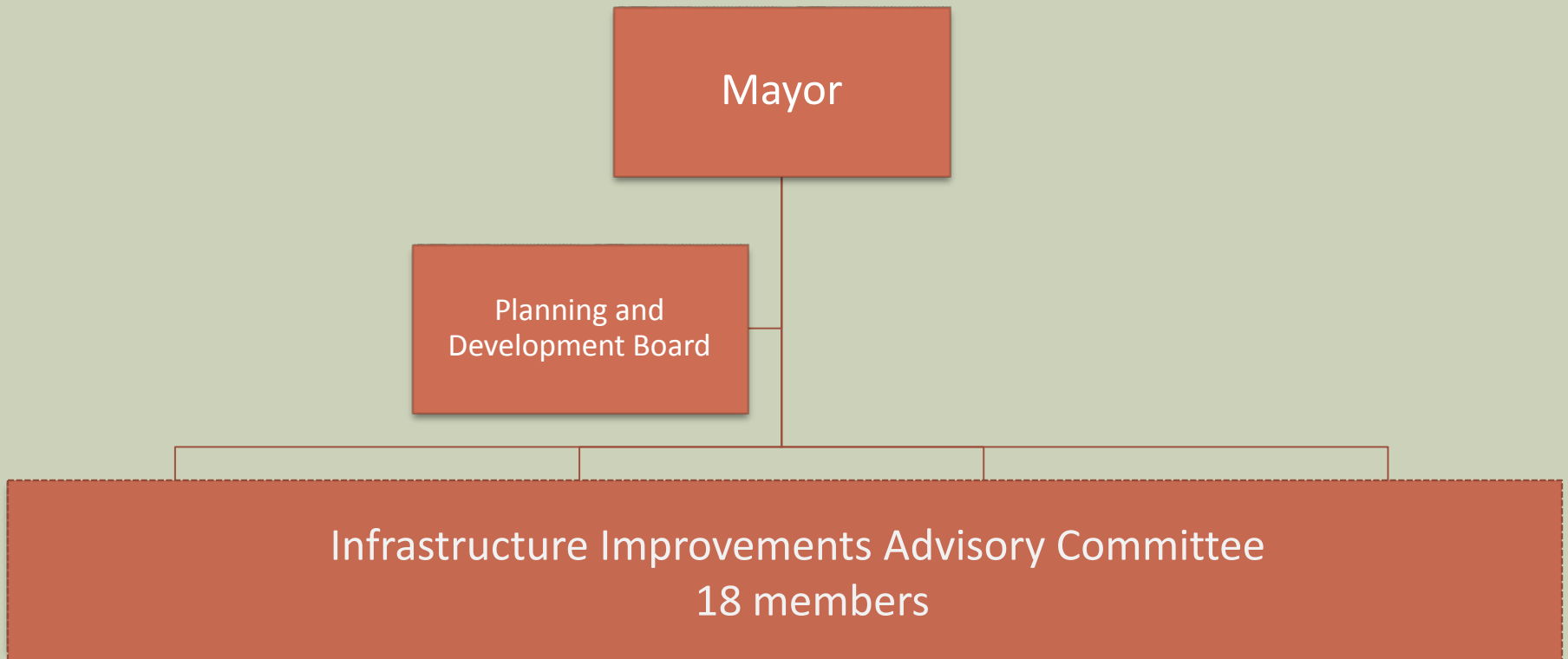
The Current Funding Process

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The Proposed Funding Process

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Proposed Funding Strategy

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- Project origination and selection overseen by a single Infrastructure Improvements Advisory Committee
 - ✦ Will incorporate projects completed previously under Neighborhood Improvements and Accessibility
- Committee will provide recommendations to Staff, P&D Board, and Mayor
- Committee will select projects in a more competitive process

Proposed Funding Strategy

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- 18 committee members total
 - ✦ 3 members from each of the 5 eligible villages (15)
 - ✦ 3 members representing the persons with disabilities (3)
 - ✦ Represent social & economic diversity in Newton
 - ✦ Be appointed by Mayor in consultation with ward Aldermen for five-year terms

- Committee will meet quarterly
 - ✦ Committee must meet in January to finalize projects for upcoming fiscal year's Annual Action Plan
 - ✦ Projects for FY16 not detailed in AAP; will be decided in early in FY16

Proposed Funding Strategy

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- Allocation of \$176,862 for FY16
 - ✦ 10% of Newton's CDBG annual allocation
 - ✦ No specific allocation on a geographic basis
- Annual funding minimums:
 - ✦ 10% towards accessibility projects; 10% towards area-benefit projects
 - ✦ Remaining amount (\$141,489.60) to be allocated to projects in either category
- Five-year funding minimums:
 - ✦ Each of the five eligible villages will receive a total of 10% of the allocation after five years
 - ✦ Projects from a village that has not yet reached its 10% minimum will receive preference

NEXT STEPS

Long-Term Timeline

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Fall 2013	FY16-20 Consolidated Plan Kick-off
Winter 2013	Needs Assessment – Data Collection
Spring 2014	Needs Assessment – Public Meetings & Input
Fall 2014	Needs Prioritization
Winter 2014	Formulate objectives & strategies
Jan. 22 nd & 29 th	Strategies – Public Meetings & Input
February 10 th	P&D Board review of Strategic Plan chapter
March 2nd	P&D Board public hearing on Con. Plan and AAP
Spring 2015	Board of Alderman grant review/acceptance; Mayoral approval
May 15 th , 2015	HUD submission

Contact Information

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- E-mail comments and questions to: conplan@newtonma.gov
 - 30-day comment period ends Wednesday, April 1st
- Look for meetings and updates at: www.newtonma.gov/conplan
- Write to:
Department of Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459
Attn: Consolidated Plan
- Call the Planning Department at 617.796.1120
- Sign up for the Department's Friday Report by e-mailing vfram@newtonma.gov with Friday Report in subject line

Newton Community Development Block Grant Program - FY16 Budget

PROJECT #	PROJECTS	Letter-of-Credit (LOC) Budget	FY16 Program Income (Estimated)	Prior Year(s) Program Income (FY15)	Total Budget
HOUSING PROGRAM					
CD16-01A	Housing Program Delivery	\$390,000.00			\$390,000.00
CD16-01B	Housing Rehabilitation and Development Program Fund	\$582,741.00			\$582,741.00
CD16-01C	Housing Program Rehab Revolving Loan Fund (estimated rehab loan repayment)	\$0.00	\$81,250.00		\$81,250.00
HOUSING PROGRAM TOTAL		\$972,741.00	\$81,250.00	\$0.00	\$1,053,991.00
ECONOMIC DEVELOPMENT					
no proposed projects					\$0.00
ECONOMIC DEVELOPMENT TOTAL		\$0.00	\$0.00	\$0.00	\$0.00
HUMAN SERVICES					
CD16-05E	Boys and Girls Club/Summer Camp Financial Aid	\$5,500			\$5,500.00
CD16-05G	Boys and Girls Club/Teen Programming	\$7,000			\$7,000.00
CD16-05I	Charles River ARC/Stipends for Newton LMI Families	\$3,000			\$3,000.00
CD16-05K	Jewish Community Housing for the Elderly/Caring Choices	\$10,000			\$10,000.00
CD16-05M	Newton Partnership/Child Care Scholarship Fund	\$12,000			\$12,000.00
CD16-05Q	Newton Community Development Foundation/Resident Services Program	\$22,000			\$22,000.00
CD16-05S	Family ACCESS of Newton/Early Learning Center Scholarship Fund	\$25,000			\$25,000.00
CD16-05V	Family ACCESS of Newton/Early Literacy Services and School Readiness Program	\$5,000			\$5,000.00
CD16-05X	Family ACCESS of Newton/Counseling and Consultation Services	\$24,000			\$24,000.00
CD16-05R	Newton Senior Services Department/Senior Center Program Coordinator	\$16,250			\$16,250.00
CD16-05Y	Newton Senior Services Department/Social Services Case Management	\$23,250			\$23,250.00
CD16-054	Newton HHS Department/Riverside Youth Outreach Program	\$15,000			\$15,000.00
CD16-058	NWW Committee/Wednesday Night Drop-In	\$7,100			\$7,100.00
CD16-059	Peirce Extended Day Program/EDP Scholarship Program	\$3,000			\$3,000.00
CD16-05BB	REACH/Individual Support and Advocacy	\$5,000			\$5,000.00
CD16-05CC	Riverside Community Care/Family Crisis Stabilization	\$5,500			\$5,500.00
CD16-05DD	Riverside Community Care/Mental Health and Substance Abuse Recovery	\$17,620			\$17,620.00
CD16-05LL	Horace Cousens Industrial Fund/Payment of Rent and Utility Bills	\$10,000			\$10,000.00
CD16-05OO	The Second Step/Residential and Community Programs	\$10,000			\$10,000.00
CD16-05PP	Jewish Family & Childrens Services/Stabilization and Recovery Service	\$17,500			\$17,500.00
CD16-05MM	West Suburban YMCA/The Teen Center	\$21,573		\$ 11,427.00	\$33,000.00
CD16-05A	Human Service Program Delivery			\$ 2,573.00	\$2,573.00
CD16-98D	Human Service Program Income Reserve (for FY17 projects- do not include in FY16 budget totals)		\$18,750.00		
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)		\$265,293.00	\$18,750.00	\$14,000.00	\$279,293.00
INFRASTRUCTURE IMPROVEMENTS					
CD16-07A	Infrastructure Improvements Funding Pool (projects TBD)	\$176,862.00			\$176,862.00
INFRASTRUCTURE IMPROVEMENTS TOTAL		\$176,862.00	\$0.00	\$0.00	\$176,862.00
PROGRAM ADMINISTRATION					
CD16-09A	Program Administration	\$352,724.00	\$25,000.00		\$377,724.00
CD16-09B	Citizen Participation	\$1,000.00			\$1,000.00
CD16-99	Contingencies	\$0.00			
PROGRAM ADMINISTRATION TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income)		\$353,724.00	\$25,000.00	\$0.00	\$378,724.00
GRAND TOTAL ALL PROGRAM AREAS		\$1,768,620.00	\$125,000.00	\$14,000.00	\$1,888,870.00
FY15 CDBG Letter of Credit Funds from HUD B-15-MC-25-0019		\$1,768,620.00			

* FY16 CDBG is a 1.17% decrease from FY15 (\$1,789,510)

Newton Emergency Solutions Grants Program - FY16 Budget

Project Number	ESG PROJECTS	ESG Funds
HES16-	Shelter Services, Homelessness Prevention, Rapid Re-housing, Street Outreach- amounts to be determined after RFP process	\$ 147,548.00
HES16-05	ESG Administration	\$ 11,963.00
TOTAL		\$ 159,511.00
FY16 ESG Letter of Credit Funds E15-MC-25-0010		\$ 159,511.00

FY16 ESG is a 11.39% increase from FY15 (\$143,202)

WestMetro HOME Partnerships Program FY16 Projects

Project #	PROJECT NAME/TYPE	FY16 Budget
BEDFORD		
HM16-01(A)	Bedford HOME Administration	\$ 1,261.00
HM16-01(B)	Bedford Projects / Programs	\$ 12,607.00
HM16-01(C)	Bedford CHDO Set-Aside	\$ 2,702.00
HM16-01(D)	Bedford CHDO Operating Expenses	\$ 901.00
TOTAL		\$ 17,471.00
BELMONT		
HM16-02(A)	Belmont HOME Administration	\$ 3,546.00
HM16-02(B)	Belmont Projects / Programs	\$ 35,458.00
HM16-02(C)	Belmont CHDO Set-Aside	\$ 7,598.00
HM16-02(D)	Belmont CHDO Operating Expenses	\$ 2,533.00
TOTAL		\$ 49,135.00
BROOKLINE		
HM16-03(A)	Brookline HOME Administration	\$ 18,123.00
HM16-03(B)	Brookline Projects / Programs	\$ -
HM16-03(C)	Brookline CHDO Set-Aside	\$ 33,207.46
HM16-03(D)	Brookline CHDO Operating Expenses	\$ 12,945.00
Loan Repayment to Waltham \$186,863.54		
TOTAL		\$ 64,275.46
CONCORD		
HM16-13(A)	Concord HOME Administration	\$ 1,024.00
HM16-13(B)	Concord Projects / Programs	\$ -
HM16-13(C)	Concord CHDO Set-Aside	\$ -
HM16-13(D)	Concord CHDO Operating Expenses	\$ 732.00
Concord: Loan Repayment to Lexington \$12,439		
TOTAL		\$ 1,756.00
FRAMINGHAM		
HM16-09(A)	Framingham HOME Administration	\$ 15,365.00
HM16-09(B)	Framingham Projects / Programs	\$ 153,656.00
HM16-09(C)	Framingham CHDO Set-Aside	\$ 32,926.00
HM16-09(D)	Framingham CHDO Operating Expenses	\$ 10,975.00
TOTAL		\$ 212,922.00
LEXINGTON		
HM16-12(A)	Lexington HOME Administration	\$ 2,443.00
HM16-12(B)	Lexington Affordable Housing Development Pool	\$ 24,427.00
HM16-12(C)	Lexington CHDO Set-Aside	\$ 7,429.00
HM16-12(D)	Lexington CHDO Operating Expenses	\$ 1,745.00
Lexington: Loan Repayment from Concord \$12,439 (\$2,195 CHDO/\$10,244 non-CHDO)		
HM16-12(E)		\$ 10,244.00
TOTAL		\$ 46,288.00
NATICK		
HM16-11(A)	Natick HOME Administration	\$ 2,679.00
HM16-11(B)	Natick Projects / Programs	\$ 26,791.00
HM16-11(C)	Natick CHDO Set-Aside	\$ 6,754.00

NATICK		
HM16-11(A)	Natick HOME Administration	\$ 2,679.00
HM16-11(B)	Natick Projects / Programs	\$ 26,791.00
HM16-11(C)	Natick CHDO Set-Aside	\$ 6,754.00

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HM16-11(D)	Natick CHDO Operating Expenses	\$ 1,914.00
HM16-11(G)	Natick: Loan Repayment from Sudbury \$5,740 (\$1,013 CHDO/\$4,727 non CHDO)	\$ 4,727.00
TOTAL		\$ 42,865.00
NEEDHAM		
HM16-05(A)	Needham HOME Administration	\$ 1,576.00
HM16-05(B)	Needham Projects / Programs	\$ 15,760.00
HM16-05(C)	Needham CHDO Set-Aside	\$ 3,377.00
HM16-05(D)	Needham CHDO Operating Expenses	\$ 1,126.00
TOTAL		\$ 21,839.00
NEWTON		
HM16-06(A)	Newton HOME Administration	\$ 9,850.39
HM16-06(B)	Newton Projects / Programs	\$ 98,496.90
HM16-06(C)	Newton CHDO Set-Aside	\$ 21,106.55
HM16-06(D)	Newton CHDO Operating Expenses	\$ 7,033.85
TOTAL		\$ 136,487.69
SUDBURY		
HM16-10(A)	Sudbury HOME Administration	\$ 473.00
HM16-10(B)	Sudbury Projects / Programs	\$ -
HM16-10(C)	Sudbury CHDO Set-Aside	\$ -
HM16-10(D)	Sudbury CHDO Operating Expenses Loan Repayment to Natick \$5,740	\$ 338.00
TOTAL		\$ 811.00
WALTHAM		
HM16-07(A)	Waltham HOME Administration	\$ 16,705.00
HM16-07(B)	Waltham TBRA Security Deposit Program	\$ 167,051.00
HM16-07(C)	Waltham CHDO Set-Aside	\$ 41,425.54
HM16-07(D)	Waltham CHDO Operating Expenses	\$ 11,932.00
HM16-07(E)	Waltham: Loan Repayment from Brookline \$186,863.54 (\$5,628.54 CHDO, \$181,235 non CHDO)	\$ 181,235.00
TOTAL		\$ 418,348.54
WATERTOWN		
HM16-08(A)	Watertown HOME Administration	\$ 5,043.00
HM16-08(B)	Watertown Projects / Programs	\$ 50,431.00
HM16-08(C)	Watertown CHDO Set-Aside	\$ 10,806.00
HM16-08(D)	Watertown CHDO Operating Expenses	\$ 3,602.00
TOTAL		\$ 69,882.00
WAYLAND		
HM16-14(A)	Wayland HOME Administration	\$ 709.00
HM16-14(B)	River's Edge	\$ 7,090.00
HM16-14(C)	Wayland CHDO Set-Aside	\$ 1,520.00
HM16-14(D)	Wayland CHDO Operating Expenses	\$ 507.00
TOTAL		\$ 9,826.00
CONSORTIUM ADMINISTRATION		
HM16-99	Consortium HOME Administration	\$ 33,770.31
HM16-15(A)	Competitive Funding Pool	\$ -

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TOTAL		\$ 33,770.31
TOTAL CONSORTIUM BUDGET		\$ 1,125,677.00
FY16 HOME Consortium Letter of Credit Funds M15-DC25-0213		\$ 1,125,677.00
FY16 HOME is a 9.21% decrease from FY15 (\$1,239,898)		
Total Member Allocations (Including CHDO Set-Aside)		\$1,091,906.69
Consortium Administration (3% from Member communities)		\$33,770.31
TOTAL HOME CONSORTIUM ALLOCATION		\$1,125,677.00
Total Administrative Costs (10% of total allocation)		\$112,567.70
Total CHDO Operating Expenses (5% of total allocation)		\$56,283.85
Total CHDO Set-Aside (15% of total allocation)		\$168,851.55